

When recorded return to:
Choua Hobson and Robert Dale Hobson
24464 Old Day Creek Road
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620045326

CHICAGO TITLE
620045326

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tyler Handy, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Choua Hobson and Robert Dale Hobson, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

PTN GOV LT 6, 06-34-05, W.M.

Tax Parcel Number(s): P30111 / 340506-0-019-0008

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5292

Dec 11 2020

Amount Paid \$15392.00
Skagit County Treasurer
By Bridget Ibarra Deputy

STATUTORY WARRANTY DEED
(continued)

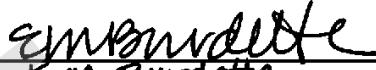
Dated: December 3, 2020


Tyler Handy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Tyler Handy
_____ is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 12.08.2020


Name: E.M. Burdette
Notary Public in and for the State of Washington
Residing at: Burlington WA
My appointment expires: 9.24.2023

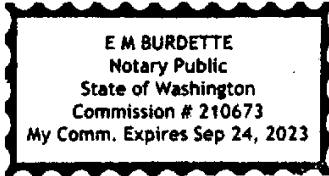


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P30111 / 340506-0-019-0008

THE EAST HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF LOT 6 AND THE EAST HALF OF THE NORTHEAST HALF OF LOT 6, SECTION 6, TOWNSHIP 34, RANGE 5 EAST OF W. M., LYING SOUTH OF THE COUNTY ROAD;

ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID GOVERNMENT LOT 6, 330 FEET NORTH OF THE SOUTHEAST CORNER THEREOF;

THENCE WEST PARALLEL WITH THE SOUTH LINE 330 FEET;

THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID GOVERNMENT LOT 6 TO THE SOUTH LINE OF THE COUNTY ROAD;

THENCE EASTERLY ALONG THE SOUTH LINE OF SAID ROAD TO THE EAST LINE OF SAID LOT 6;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 6 TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF, IF ANY, LYING WITHIN THE WEST HALF OF THE EAST HALF OF SAID GOVERNMENT LOT 6;

AND EXCEPT THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE SOUTHEAST QUARTER OF GOVERNMENT LOT 6, SECTION 6, TOWNSHIP 34 NORTH, RANGE 5 EAST, W. M., AS CONVEYED BY BOUNDARY LINE ADJUSTMENT QUIT CLAIM DEED FILED UNDER AUDITOR'S FILE NO. 201807260108, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID GOVERNMENT LOT 6;

THENCE NORTH 00° 40' 01" WEST ALONG THE WEST LINE OF SAID EAST HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID GOVERNMENT LOT 6, A DISTANCE OF 132.01 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE NORTH 69° 14' 25" EAST, A DISTANCE OF 127.38 FEET;

THENCE NORTH 1° 44' 22" EAST, A DISTANCE OF 102.10 FEET;

THENCE NORTH 14° 07' 00" WEST, A DISTANCE OF 158.41 FEET;

THENCE NORTH 47° 30' 05" WEST, A DISTANCE OF 68.97 FEET;

THENCE NORTH 00° 40' 01" WEST, A DISTANCE OF 99.11 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF OLD DAY CREEK ROAD AND THE TERMINAL POINT OF THIS DESCRIPTION.

EXHIBIT "A"
Legal Description
(continued)

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Reservations and recitals contained in the Deed as set forth below:
Grantor: Clear Lake Lumber Company
Recording Date: April 29, 1916
Recording No.: 113036, in Volume 102 of deeds, page 576
2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
Recording Date: November 22, 2004
Recording No.: 200411220109
Matters shown: Maple trees and barbed wire fence along the southerly line thereof
3. Lot of Record Certification;
Recording Date: January 15, 2008
Recording No.: 200801150009
Affects: Said premises and other property
4. Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof
Recording Date: July 26, 2018
Recording No.: 201807260108
5. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

EXHIBIT "B"

**Exceptions
(continued)**

6. **Skagit County Right to Manage Natural Resource Lands Disclosure**
Recording Date: August 27, 2018
Recording No.: 201808270086

7. **Protected Critical Area Site Plan**
Recording Date: March 20, 2019
Recording No.: 201903200056

8. **Lot of Record Certification**
Recording Date: April 18, 2019
Recording No.: 201904180047

9. **Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof, Indian treaty or aboriginal rights.**

10. **City, county or local improvement district assessments, if any.**